



## 12 PLUMTRE AVENUE ROOM 3

WA5 0DB

£550 PER MONTH

This central Warrington property has been COMPLETELY RENOVATED from top to bottom to the standard of a BOUTIQUE HOTEL for the discerning professional tenant.

The SPACIOUS 1st floor Room is Fully Furnished with - a private ENSUITE Bathroom with power shower- double bed with super comfortable mattress- double wardrobe - side table - hard wired fire protection system for your safety.





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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